Energy performance certificate (EPC)

SUITE 6 Observer House Abbey Lawn SHREWSBURY SY2 5DE	Energy rating **B**	Valid until:	**14 June 2033**
		Certificate number:	**9223-6641-9838-1551-8352**

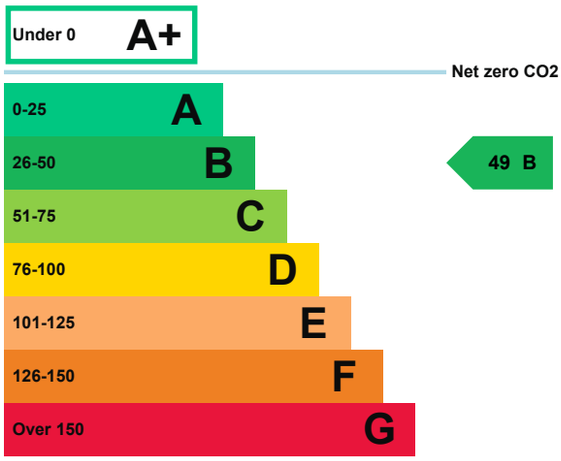
Property type	Offices and Workshop Businesses
Total floor area	119 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	9 A
If typical of the existing stock	37 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	24
Primary energy use (kWh/m2 per year)	255

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9581-3165-0239-8621-2822).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Nigel Ingham
Telephone	01743 861100
Email	nigel@idea-ingham.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019634
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	IDEA Ingham Energy Ltd
Employer address	Bank House, Longden, Shrewsbury SY5 8ES
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 June 2023
Date of certificate	15 June 2023